

NEW YORK, SUNDAY, AUGUST 1, 1920.—Copyright, 1920, by The Sun-Herald Corporation.

# L-SHAPE HOUSE DESIGNED TO MAKE MOST OF CORNER SITE

By HARRIET SISON GILLESPIE.

To break down the stone wall of tradition is always a difficult thing in any field of endeavor, but it sometimes seems as if it was encompassed with peculiar trials in the realm of architecture, for so many architects seem afraid to get away from stereotyped methods, particularly in the designing and setting of a small or moderately small house, and so pursue the same old paths with painful regularity. The house of the conventional type is set down in the midst of the lot with no thought of making the most of the possibilities of its surroundings, and as a consequence loses much of the beauty and attractiveness it otherwise would and should by right possess.

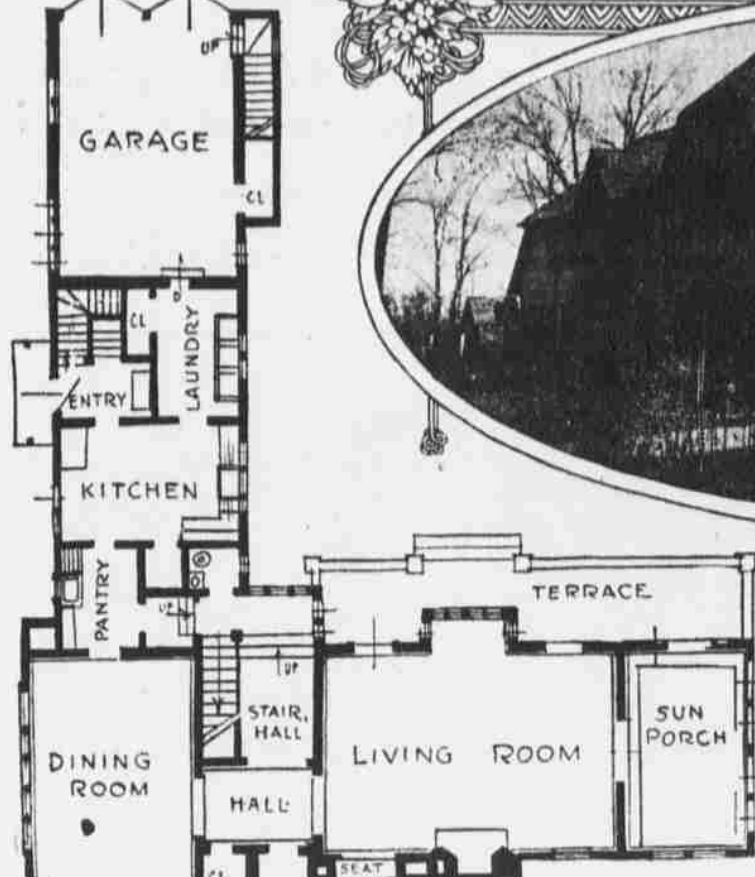
This fact is exemplified by contrast in the delightful English style house belonging to D. C. Waring of Summit, N. J., that community of pretty suburban homes. The architect, Kenneth Dalzell of Maplewood, N. J., was given a corner lot for which to design a dwelling, and with the delightful originality for which he is noted at once saw the possibilities that lay before him. The owner subsequently increased the plot to an acre and a quarter, giving him room for a garden and picturesque landscape planting.

Mr. Dalzell avoided the conventional idea of selecting one foreground for the main facade, which invariably has its disadvantages, and built the house about two sides of a triangle, imparting equality to each portion. Through this arrangement he secured a maximum of sun and air and a charming view as well.

**Practical Arrangement of Rooms.**  
The plan of the house is a comprehensive one that offers the occupant a practical and convenient arrangement of rooms. Moreover, it has the advantage of being possible of application to an even smaller lot, since it affords an equal amount of floor space, besides allowing the use of every inch of ground area in a much more intimate fashion than would be possible if the old and stereotyped plan was followed. Then, too, it seems to suit the English style house.

Several kinds of material were employed in building the Waring house, a fact which adds immensely to its attractions. Brick, stone and stone were utilized, and the gables strapped with oak beams, stained brown, form a typical and pleasing contrast to the warm tones of the walls. The main entrance, as has been suggested, was conservative and inconspicuously designed, yet it is nevertheless quaint and charming and a distinct note in the general treatment, although it is well held together by the general plan.

The doorway, which is slightly recessed, having a modified Tudor arch, is set in a brick facing, a picturesque shingled hood embracing both it and a group of small paneled windows on the right. A semi-circular approach of bricks set in wide mortar forms two shallow steps to the front entrance, which is reached

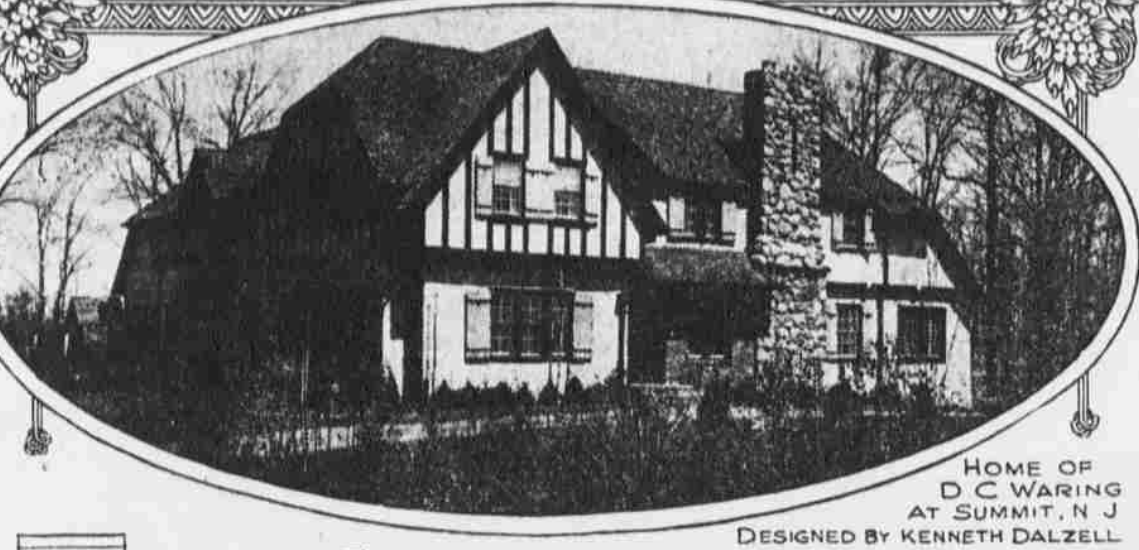


FIRST FLOOR PLAN SHOWING THE UNCONVENTIONAL FORMATION OF THE HOUSE

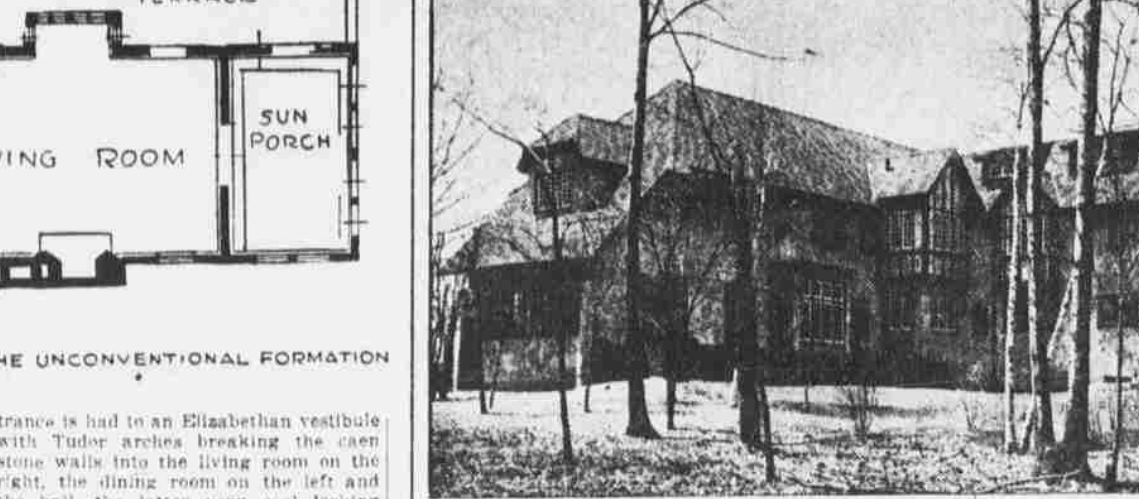
from the street both by a pathway as well as the drive. But undoubtedly the most notable feature of the exterior is the massive chimney of field stone, set with interesting irregularity, which rises to the height of the ridge pole, with scarcely any diminution in size. It supplies a certain atmosphere of rugged simplicity to the house that is by no means the least of its many charms. A cunning light gate on the extreme left gives modest admission to the garage, which is built in and is a structural part of the house, and yet is far from being a conspicuous one.

One delightful feature of the place is the trees, which Mr. Dalzell always insists upon saving, even at the risk of some instances of practically building the house around them. Summit, like so many towns in this section of Jersey, has a delightful second growth, which is the result of the fact that specimens of the forest primeval, which have survived the hand of time and remain to glorify their surroundings. The Waring place enjoys its share of arboral beauty and from a brick expanse at the rear of the house and numerous gabled windows that break the treatment on this side most interestingly to be seen a group of silver birches.

From the Tudoresque doorway entrance to the rear of the house, a narrow path leads to a small garden, which is a delightful feature of the place. The path is flanked by a low wall of field stone, and the garden is a beautiful sight, with its many flowers and shrubs.



HOME OF D. C. WARING AT SUMMIT, N. J. DESIGNED BY KENNETH DALZELL



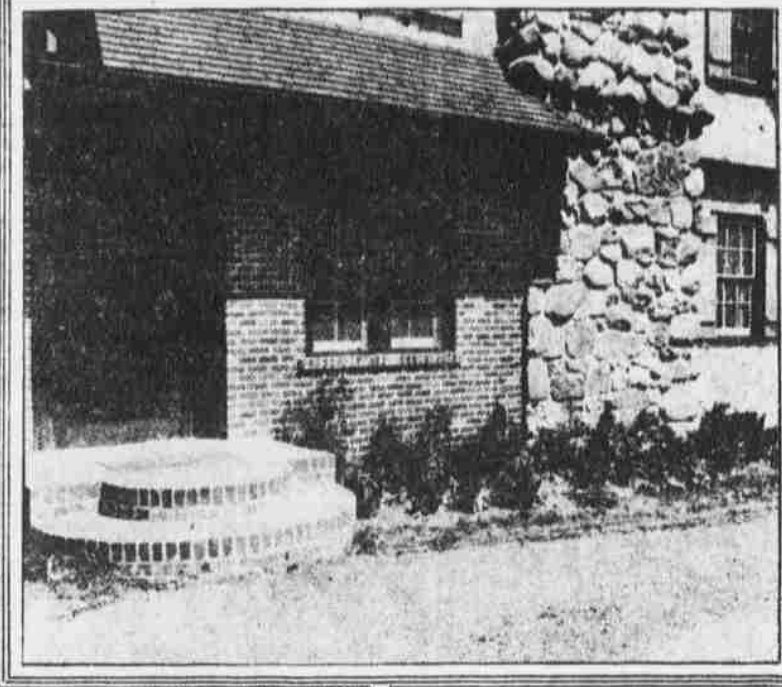
THROUGH A GROUP OF SILVER BIRCHES AT THE REAR OF THE HOUSE THE STRUCTURE'S RUGGED ENGLISH BEAUTY IS SEEN TO BEST ADVANTAGE

A little less formal and more intimate is the dining room with its wainscoted sides painted an old white with the plaster above and between the beams in the ceiling a soft Colonial yellow. A rare old Elizabethan side table occupies a conspicuous place in the room and with its collection of old silver, pewter and china forms one of its most decorative features. Hanging from the ceiling is a reproduction of an old English piece, but the choir stall against the wall is an antique. The window grouping in the living room is particularly interesting, having two windows in front, two doors and a sextette at the back overlooking the garden. Since the house is but one room deep each apartment is flooded with sunlight and splendidly ventilated, as may be imagined.

The living room is old English, featuring the general style, with a truly delightful fireplace and chimney breast that reaches the heavily beamed ceiling. It is of oak stone, a reproduction of one in a famous English castle. On the walls of rough plaster are simple but typical sidelights and the furnishings follow pretty generally the styles of the period. Some of the pieces, like the library table, are reproductions of an old English piece, but the choir stall against the wall is an antique. The window grouping in the living room is particularly interesting, having two windows in front, two doors and a sextette at the back overlooking the garden.

Off the dining room is the service porch, butler's pantry, kitchen and laundry with its attendant closets and storerooms, and through the laundry the garage is reached without going out of doors. A rare old Elizabethan side table occupies a conspicuous place in the room and with its collection of old silver, pewter and china forms one of its most decorative features. Hanging from the ceiling is a reproduction of an old English piece, but the choir stall against the wall is an antique. The window grouping in the living room is particularly interesting, having two windows in front, two doors and a sextette at the back overlooking the garden.

In the section of New Jersey where this house is located, as elsewhere in the vicinity of Manhattan, building prices have gone up 150 per cent., so that those who anticipate building must first adjust their mind to the new scale of prices, and whether the house to be planned on a modest or a lavish scale, the total cost will approximate three times what it might have been before the war. In spite of this fact, however, people are building suburban homes, as is attested by Mr. Dalzell's experience, since he is now engaged in designing at least two score of houses in the vicinity of Maplewood, ranging in price from \$8,000 to \$50,000 upward. The feature of houses of his designing, like the one illustrated to-day, is a certain homeliness that makes its own appeal.



TUDORESQUE ENTRANCE DOOR



HOME OF D. C. WARING AT SUMMIT, N. J. DESIGNED BY KENNETH DALZELL

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## TO OFFER DEAL LAKE LOTS.

Arthur C. Sheridan Will Sell Villa Sites Next Saturday.

Arthur C. Sheridan will offer at public auction next Saturday the holdings of the West Allenhurst Improvement Company, comprising 120 villa lots adjoining the railroad station at Allenhurst, N. J. The lots, each 50x100, are ready for immediate improvement. Robert B. Stoutenburgh will be associated with Mr. Sheridan in the conduct of the sale, which will be held on the premises regardless of weather conditions.

This is one of the finest bits of property on a cleared site, said Mr. Sheridan. "The sale represents a rare opportunity for homebuilders to buy lots in this desirable section on very easy terms, as every concession is being made by the owners to facilitate payment."

## TRACES ORIGIN OF HUGE BUILDING PLAN

Head of Park-Madison Operation Concealed Idea on Return From Overseas.

In one terse sentence Major S. Fuller Weaver, president of the Weaver-Crawford Corporation, explained to a representative of THE SUN and NEW YORK HERALD yesterday the origin of the most gigantic business building enterprise ever undertaken in this city, the proposed erection of the 33-story Park-Madison Building, from Park to Madison avenue, between Forty-sixth and Forty-seventh streets, on a cooperative basis.

"A man can't sit tight when he sees all around him the need of doing things," said Major Weaver emphatically. "The rest of the Major's remarks were merely by way of illustrating his return from France with the advance party of the Seventy-seventh Division in the spring of 1919 to find that his friends were talking about nothing but the death of office space. With the job completed overseas there was a man's work to be done here. It was then that Major Weaver started to work out the problem which found its brilliant solution in the Park-Madison Building. But conditions were not propitious for a big building enterprise then."

"A few months ago, however," added Major Weaver, "both business and real estate in this city were in a state of depression. There was only one solution of the office space problem—more and greater offices must be built at once. But how? That was the question. Construction costs had risen to a point where the market light. An application for a loan of \$15,000,000 to finance an office building would probably not be entertained by any financial institution in the city."

**Will Be Free From Mortgage.**  
"Including ground rental of the site from the New York Central Railroad, the Park-Madison Building, ultimately to be one of the largest office buildings in the world, will involve an expenditure of approximately \$23,000,000. Thanks to cooperation this building will be erected and held free from any real estate mortgage whatever. It would be absolutely impossible, in my opinion, to finance a project of this magnitude this year on any other than the cooperative ownership plan. This plan is so practical that the directors of several large corporations have told me recently that they do not understand why it has not been followed before in financing an office skyscraper."

**Extends Its Organization.**  
The Park-Madison Building will make available 1,000,000 square feet of office space in the new downtown financial and business center. On the conservative basis of \$3 to \$4 a square foot, which is almost one-half of the rental value of office space in the Grand Central Terminal district—two-thirds of the total space in this building will be sold to subscribers for the equivalent of seven years' rent. The subscriber will receive a proprietary lease to his office space for a term of sixty-three years, the New York Central Railroad reserving the right to take over the building at the end of forty-two years on payment of the then appraised value. The remaining one-third of the floor space will be reserved for renting. The revenue from these rentals, it is estimated, will provide a surplus over and above all operating expenses, ground rental, insurance and taxes."

**Advantage of Buying Space.**  
"If this same corporation buys space today for seven years the rental value—the basis of which space is being sold in the Park-Madison Building—or \$140,000, the cost over a period of twenty years will be \$250,000, amortizing the investment at the rate of \$7,000 a year and figuring interest at 6 per cent. At the end of twenty years the directors will report to the stockholders that the original investment has been completely amortized and that rent will no longer be an overhead expense. Furthermore, the corporation will have no more taxes or insurance to pay. These items are provided for by the revenue from the space that is rented to other tenants. During the entire twenty years the corporation owns its office home, which in itself is always a quick asset."

**Will Close Out Estate.**  
The best feature of the cooperative plan is its simplicity. The one who always a long term burden on any enterprise. By purchasing building materials in huge quantities for a large structure such as the Park-Madison Building, the cost of construction per cubic foot is reduced. "When I decided that this enterprise ought to be launched right away, I realized that I needed the assistance of several other men who were willing to assume the responsibility of building just at this time in order to do something to help along the office space problem. I found these men in my associates. William Crawford, former president of the Building Trades & Employers Association, and Walter Russell, one of the most successful building cooperative apartment houses in New York."

Letters from real estate men, business men and secretaries of chambers of commerce and boards of trade addressed to Major Weaver testify to the fact that the Park-Madison plan is being studied throughout the country as the first example of the cooperative ownership idea. The financing of a large office building.

## REAL ESTATE NEWS, NOTES AND GOSSIP

### St. Francis Apartments Sold; Company Formed to Take Over 6 West Broadway.

Several high class apartment house transactions, a group of business property sales in the lower city and a wealth of dwelling purchases were the high lights reflected in yesterday's trading. Foremost among the deals involving multifamily property was the sale of the St. Francis apartments, on St. Nicholas terrace. The most interesting bit of news concerning the downtown sector was the report that a company is being formed to take over the building at 6 West Broadway.

### Multifamily House Sales.

The St. Francis, a six-story elevator apartment house, 100x143, at 41 to 43 St. Nicholas terrace, fourth corner of 12th street, has been purchased by the Middleboro Realty Company. The property is a block south of the large grounds of the convent of the Sacred Heart and near St. Nicholas Park. Title is held by Fernando Wood and others.

H. T. Wood sold for N. Miller a five-story apartment house, 20x100, at 70 West Ninety-fifth street; also a six-story apartment house, 42x100, at 9 East 122d street.

Shaw & Co. sold for Mary Hempel the five-story apartment, 20x100, at 153 West Eighty-fourth street. Shaw & Co. were associate brokers.

Butler & Baldwin, Inc., sold for James W. Taylor two 50x100 five-story walk-up apartment houses with stores at 152 Dryden street and 79 Sherman avenue.

Hattie M. Law and others sold to Catherine West the four-story flat, 21.1 x12.5, at 115 East Thirty-first street.

The four-story flat, 19x102.5, at 172 East Eighth street has been sold by Arthur Buck and another, as trustees, to Israel Dombier.

The five-story flat, 20x100.5, at 204 West Sixty-first street, adjoining the southeast corner of Amsterdam street, has been purchased by George Rice and Richard Branker, for Edward Reifel.

A fine sold for the Merritt Realty Corporation to Morris Klotz the five-story 8x16 flat, 20x100, at 11 East 119th street.

### Increased Demand for Dwellings.

Pierre & Golden Company sold for Miss Lotta Moran a dwelling, 18x102, at 141 West Sixty-third street to G. Scheffel.

Charles C. Herley of the office of Charles A. Du Bois, sold for Catharine L. Sprinshorn the three-story dwelling at 428 West 154th street, 19x99.11.

Febeuse V. McNair sold to Margaret M. O'Connell the four-story dwelling, 19x102.2, at 143 West Eighty-eighth street.

Henry Kreuder bought from J. William Hill 153 West Ninety-first street, a three-story dwelling, 18x100.5.

Blanche Kronberg sold to Morris Cooper Smith 420 East Fifty-fifth street, a four-story dwelling, 20x99.

Provident Development Company of New Rochelle sold to the Merritt Realty Corporation, Marcus Oak president, the three-story dwelling, 17x100, at 140 Manhattan avenue. George Ronger was the broker.

Clarence C. Robinson sold to the East Realty Company the five-story dwelling at 307 West 107th street, on a plot 19x100.11.

B. W. Smith, Inc., and John H. Pierce sold for Charles Lanier the three-story dwelling at 261 West 139th street, on a plot 19x99.11.

The dwelling at 164 West 132d street has been sold by the Amelia Realty Corporation to George Stephen Brown through Jerome H. Frank.

F. B. Wood & Co., Inc., sold the three four-story dwellings at 155 to 159 and 163 West Seventy-eighth street.

### IN QUEENS AND RICHMOND.

Lewis H. May Company leased cottages at Edgemoor, L. I., for Irving Lurie, to B. Liewowitz, for the S. & L. Construction Company to M. Goldstein; for the Hartman Construction Company to Herman Hollander and L. E. Rich; for the Superior Home Company to Patrick Coyne; for Edward Strilges to Samuel Schwartz; for Benjamin Smith to Jacob Lahm; for Irving Lurie to J. Gross; for Edward Stellega to S. Sperling and for Fred Rasmussen to Mrs. A. Endler.

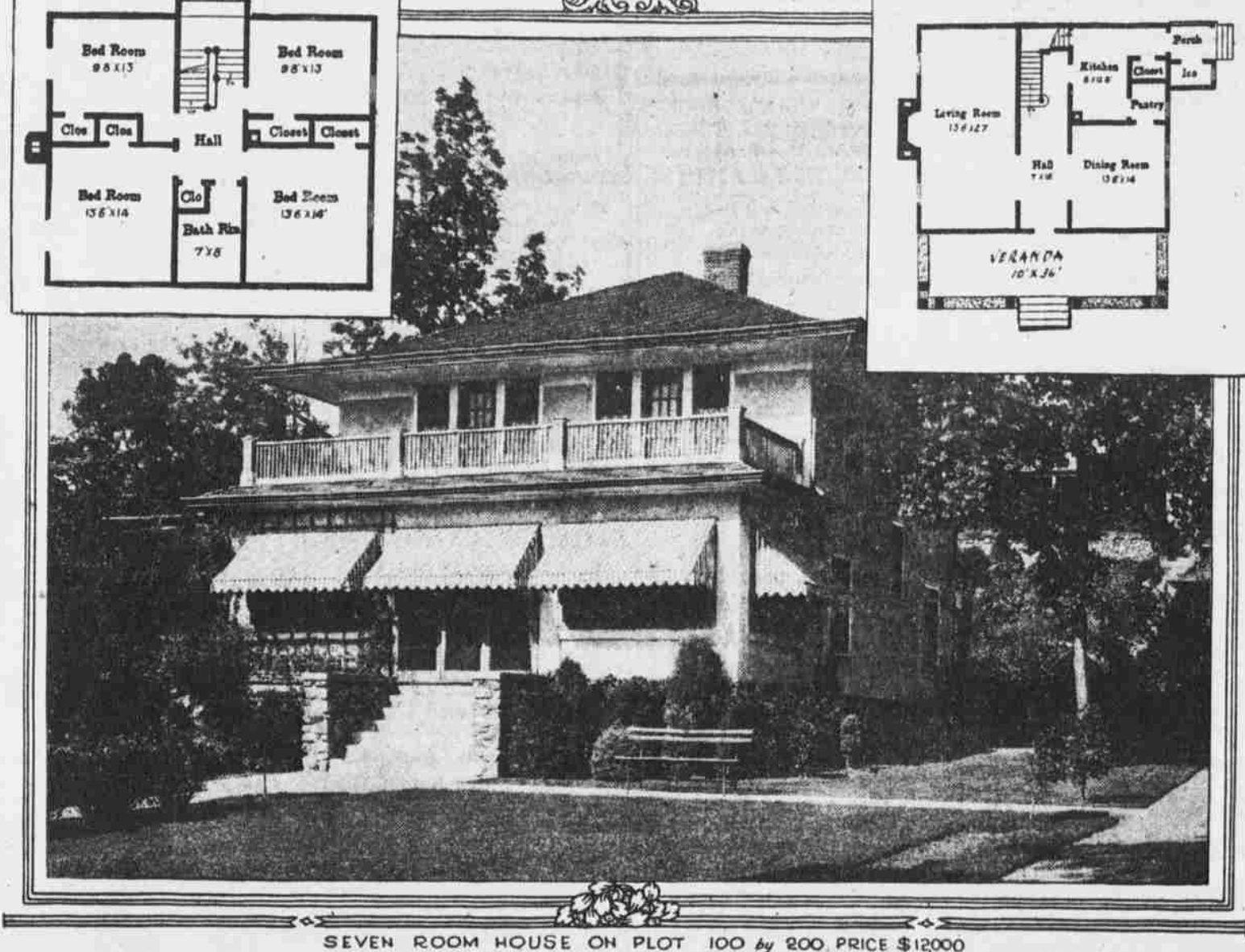
Cornell Real Estate & Auction Company sold for William Bradford his residence at the corner of Simonson and Tompkins avenues, Clifton, Staten Island, to Mrs. Augusta Gotschalt.

### SUBURBAN TRANSACTIONS.

F. M. Crawley & Bros. sold for Mrs. northwest corner of Union street and Wilde place, Montclair, N. J., to Rev. Dr. Albert B. Cohen. The property has a frontage of 119 feet on Union street and 300 feet on Wilde place, is brick and contains fourteen rooms and four bathrooms. There is a garage on the premises, having accommodation for four cars.

George Howe sold the residence of Sophie S. Moren on Milton road, Rye, N. Y., to Ellsworth Holt.

## SUBURBAN HOME HUNTING TRIPS



SEVEN ROOM HOUSE ON PLOT 100 BY 200, PRICE \$120,000

In deciding on a new habitat nearness to one's place of business is always a vital consideration. But in the final analysis it is no more important, and in many cases less important, than the general character of the neighborhood. It is a bromide but none the less true that no person in his right mind would choose a dilapidated house in a tawdry section of a city or fifteen minutes on route if it gives him a trolley or train from the scene of his daily work. Certainly the man who has the interests of his family at heart will not begrudge an extra ten or fifteen minutes on route if it gives his children ample playground, good schooling facilities and fresh air, and insures his wife the proper social atmosphere.

It doesn't take a philosopher to appreciate the fact that three-quarters of an hour spent in a railroad coach with a window to look out of is certainly less tedious than the same matter of running time. Frequency of trains, the quality of the commuting service, and the distance from the depot to the home are points that cannot be lost sight of, and in all these respects the community to be visited in this home hunting trip excels. It is served by the blue-ribbon commuting railroad of the country. The running time varies between forty-two and fifty-one minutes and there are seventeen trains a day. The remotest part of the community is no more than twelve minutes' walk from the station. Better still, a trolley car runs through the center of the town, and by this means

a home in the outskirts can be reached in five minutes.

To the man who loves the country for its own sake there is an added advantage in the fact that there is no real business center in the development, although there are up to date stores handy which deliver promptly. Among the other advantages are a complete pure artesian well water system, electric lighted streets and houses, fifteen miles of asphalt roads, banks, an express station, a community club, modern school with an efficient teaching staff, a new library, a post office, a taxicab service and public garage.

So much for the handwork of man. The lavish part that Nature has played in making this mountain locked, lake studded tract of over a thousand acres pleasing to the beholder is more difficult to describe. The rugged hills of an inspiring mountain range rise to their greatest height in that section of the tract to the beholder is more difficult to describe. The rugged hills of an inspiring mountain range rise to their greatest height in that section of the tract to the beholder is more difficult to describe.

On the first and second floors the interior trim is of hardwood stained, while on the second floor and in the bathroom it is of white wood enameled white, French gray or old ivory. The flooring throughout is mahogany. On the first floor it is laid in parquet design; on the second the flooring is also double, with hardwood strips.

The bathroom fixtures and all plumbing arrangements are thoroughly modern and of a standard make that insures excellent quality. The convenient arrangement of rooms may be seen from the floor plans in the illustration. The buyer's taste will be consulted in the interior decorative scheme. The only item that will entail extra cost is the installation of electric light fixtures.

Without the last named accessories, however, this type of house may be purchased for \$12,000 on a cash outlay of only \$3,000. The first mortgage of \$9,000 at 6 per cent. interest is held by a mortgage trust company. The first mortgage in cases of this kind have from three to five years to run, with the privilege of renewal for a like period. It is the general practice of the mortgage company not to call these loans, because that entails extra expense.

The balance of \$1,000 is provided for by a second mortgage of the purchase money, installment variety, which is payable at the rate of \$112 per month and clears itself in three years, after which the carrying charges will shrink considerably.

Most of us have been such hopeless victims of the rent habit that we cannot visualize operating costs unless they are worked out on a monthly basis. For that reason the following table of expenses will aid in the digestion of the financial details of this proposition.

Monthly carrying costs for first three years:

Interest on first mortgage.....\$25  
Average interest on second mortgage.....10  
Insurance, water and all taxes.....12  
Payment on installment mortgage.....112  
Total.....\$159

After the first three years the table will read about as follows:

Interest on first mortgage.....\$25  
Insurance, water and taxes.....12  
Total.....\$37

Readers desiring more information regarding this and other propositions in the same community are urgently invited to write to the Real Estate Editor of THE SUN and NEW YORK HERALD.

House of this type contain seven rooms and one bath. The exterior walls are of stucco over metal lath and the outside trim is of wood and cement. On the first and second floors the interior trim is of hardwood stained, while on the second floor and in the bathroom it is of white wood enameled white, French gray or old ivory. The flooring throughout is mahogany. On the first floor it is laid in parquet design; on the second the flooring is also double, with hardwood strips.

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